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**FOR LEASE**

Free-Standing Flex Building on N Keystone Ave

Industrial

**5312 N KEYSTONE AVE**  
INDIANAPOLIS, IN 46220

VIEW THIS  
LISTING ONLINE



**ASKING RATE**

\$9.00 NNN  
\$4.50 OPEX



**AVAILABLE SPACE**

±5,200 Total SF  
±1,600 SF Office/Showroom  
±1,600 SF Mezzanine



**ZONING**

C-5



**DRIVE-IN DOORS**

One (1) 7'x10"  
One (1) 10'x9'  
One (1) 10'x12' (Brand New)



**CLEAR HEIGHT**

13'



**POWER**

400a | 480v 3-phase



**PARKING**

18 Parking Spaces Shared  
w/ 5306-5310 N Keystone Ave



**TRAFFIC COUNT**

33,500 AADT along  
N Keystone Ave



**PRIME LOCATION**

Positioned near N Keystone Ave &  
Hillsdale Ave with convenient access



**RENOVATIONS**

New warehouse heaters, Newly Painted  
Office and Warehouse, (1) New OHD



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# AERIAL VIEW

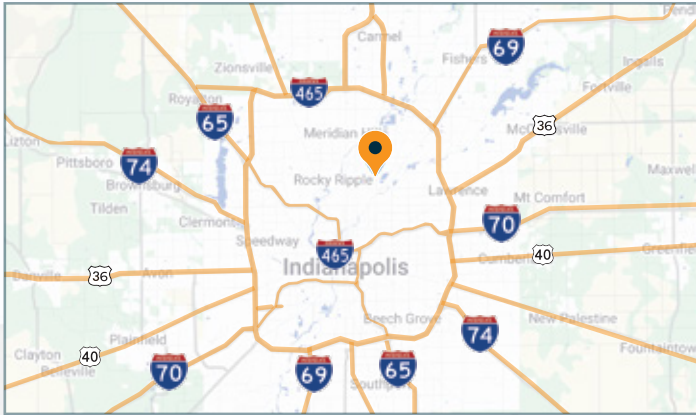


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# LOCATION



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**MITCHELL AYERS**  
Broker

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